

ALTERNATIVE LAYOUTS TO COMPLY WITH 35' HEIGHT LIMIT



ALTERNATIVE -A

IMPACT TO EXISTING BUILDING

- EXISTING BASEMENT AND FIRST FLOOR SLAB TO REMAIN.
- NEW SECOND AND THIRD LEVEL ADDITIONS.
- FRONT COURT TO BE SAME LEVEL AS THE SIDEWALK **
- NO SETBACK OF THE THIRD LEVEL.
- TOTAL SEVEN APARTMENT UNITS ; 4 TWO BEDROOM AND 3 ONE BEDROOMS ***

FINANCIAL IMPACT:
 - SMALLER OVERALL BUILDING GROSS AREA
 - LOSS OF 2000 S.F.T FLOOR AREA FROM ORIGINAL PROPOSED PLAN.
 - LACK OF STREET FACADE HARMONY

FRONT ELEVATION- PROPOSED A

SCALE: 1/8" = 1'-0"



ALTERNATIVE -B

IMPACT TO EXISTING BUILDING

- UNDERPINNING OF EXISTING BASEMENT**
- REMOVAL OF EXISTING CONCRETE FLOOR**
- NO SETBACK OF THE THIRD LEVEL.
- TOTAL SEVEN APARTMENT UNITS ; PER DC ZONING STANDARD

FINANCIAL IMPACT:
 - 10 TO 15% ADDITIONAL CONSTRUCTION COST.
 - LESS DESIRABLE CELLAR UNITS
 - LACK OF STREET FACADE HARMONY

FRONT ELEVATION- PROPOSED- B

SCALE: 1/8" = 1'-0"



ALTERNATIVE -C

IMPACT TO EXISTING BUILDING

- DEMOLITION OF EXISTING CHURCH STRUCTURE**
- SUBDIVIDING EXISTING LOT TO TWO EQUAL LOTS OF 25'-0"- NO BZA APPROVAL REQUIRES
- TOTAL 2 APARTMENT UNITS PER LOT ; DC ZONING STANDARD
- MIN. ONE PARKING SPACE PER EACH LOT

FINANCIAL IMPACT:
 - 25 TO 30% ADDITIONAL COST.
 - 4 LESS UNITS
 - LACK OF STREET FACADE HARMONY

FRONT ELEVATION- PROPOSED- C

SCALE: 1/8" = 1'-0"